



Stephanie Rawlings-Blake
Mayor

PLANNING COMMISSION

Wilbur E. "Bill" Cunningham, Chairman



Thomas J. Stosur
Director

STAFF REPORT

April 15, 2010

REQUEST: Street Closing / Portion of Vail Street

RECOMMENDATION: Approval, subject to comments from the Department of General Services

STAFF: Melvin Hicks

PETITIONERS: Maryland Port Administration

OWNER: Mayor and City Council of Baltimore

SITE/GENERAL AREA

Site Conditions: The portion of Vail Street that is being proposed for closing is south of Keith Avenue and parallels "New" Vail Street, which is to the west. The street is approximately 850 feet in length and 50 feet in width.

General Area: Vail Street is located in the Canton Industrial Area within southeast Baltimore. This area is characterized by industrial, manufacturing and maritime industrial uses.

HISTORY

- On April 1, 2010, the Planning Commission approved the closing of a portion of Newgate Avenue.

CONFORMITY TO PLANS

This proposed street closing for Vail Street is in conformance with the Baltimore City Comprehensive Master Plan with respect to that addresses the City's Comprehensive Master Plan's Earn Section, Goal 1, Objective 1: Retain and Attract Businesses in all Growth Sectors.

ANALYSIS

The Maryland Port Administration requested that the subject portion of Vail Street be closed in connection with its Seagirt Marine Terminal. In 1988 the City and the State entered into an agreement by which Vail Street would be closed and conveyed to the State and become a private access road for the Seagirt Marine Terminal. The Seagirt Marine Terminal is 200 acres in size and contains a 66 acres intermodal container transfer facility. The Maryland Port Administration has received consent from adjoining property owners (Maryland Transportation Authority, State of Maryland and Baltimore Gas & Electric) to close this portion of Vail Street.

The City would be able to close this portion of Vail Street because the State agreed to construct a new connecting public street. The new connecting street has been constructed, it is open and operating, and is known as “New” Vail Street. “New” Vail Street is State owned and maintained and can be used by the public. Thus, it is staff’s findings that the aforementioned portion of Vail Street is no longer needed for Baltimore City public purposes and can be closed, declared surplus right-of-way, and sold.

Staff notified the Canton Maritime Association, Southeast Community Development Corporation, Southeastern Improvement Association, and the City Council Representative of this Planning Commission action.

Thomas J. Stosur
Director